
Z-2596
DOMO DEVELOPMENT COMPANY, LLC
NB to R3

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, by its president, John M. Hennessey, with consent of the property owner, Timber Edge Estates Company by its manager, Kenneth Williams, and represented by attorney Daniel Teder, is requesting rezoning of 36.29 acres located on the northeast side of Frontage Road, north and west of Comfort Suites, northeast of the I-65/SR 26 interchange, in Lafayette, Fairfield 24 (SE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

Originally zoned R1, the arrival of the nearby interstate interchange naturally caused a great deal of rezone activity in the area; the northeast quadrant has had 7 commercial rezones since 1972 heard and approved by the County Commissioners. The most recent rezone, Z-2298 (NB to HB) was approved by Lafayette City Council in 2006 following the annexation of the area, for the land at the northeast corner of Frontage Road and SR 26. (The east, north, and a portion of the west boundaries of this rezone site also form the city limits of Lafayette.)

The site in question was rezoned from R1 to R3 in two requests in 1979 (Z-924 and Z-956, Timber Edge Development Corp.). It was then rezoned from R3 to LB (the current NB district) by the County Commissioners in 1986 (Z-1269, Ralph Williams). The original R1 zoning still adjoins this acreage to the north and east. Adjacent zones to the west and south include R3, HB and NB.

AREA LAND USE PATTERNS:

Zoned NB for almost 30 years, the site in question is still unimproved. The northern half of the property is sloped and heavily wooded. Two ravines between 40' and 50' deep exist near the eastern property line as well as the north property line of the acreage effectively separating it from adjacent single-family subdivisions to the north and east.

Surrounding uses include Starbucks, Comfort Suites, and Cracker Barrel to the south, several hotels including a Motel 6, a Days Inn & Suites, and a Towne Place Suites by Marriott to the west as well as a multi-family development (Timber Edge Estates). Single-family homes in Cedar Ridge Heights and Meadowbrook Subdivision exist to the north and east. Waterford, another apartment complex, is located farther to the west on Frontage Road.

TRAFFIC AND TRANSPORTATION:

Classified as an urban local road by the adopted *Thoroughfare Plan*, Frontage Road connects SR 26 (South Street), a primary arterial with CR 50 to the north, roughly

paralleling the interstate. There is an existing curb cut in the middle of this site's right-of-way with Frontage Road. The city engineer's office would determine if this cut, the sole entry to the property, can be utilized for the proposed use, or if a new driveway and driveway permit would be necessary.

SCHOOLS, ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Children living in any potential multi-family apartment complex on this site would attend schools within the Lafayette School Corporation.

City sewer and water are in the vicinity of the request. If approved, a 20' Type C bufferyard would be required where the site abuts a wedge of NB to the south and HB to the southwest.

The deep ravine on the east side of the rezone site connects Wildcat Creek, farther to the north, with the large retention pond in the southeast quadrant of the I-65 interchange. No Flood Plain zoning exists on site and the property is not located within the 100-year floodplain per the Flood Insurance Rate Map (FIRM). However, because of the steep slopes along the ravines, adequate drainage controls will have to be designed to prevent erosion and damage to the steep slopes. Any future development of the site will require a sensitive layout regarding the placement of buildings and paved areas; drainage review by the city will be necessary during the major subdivision approval process. A 100' power line easement traverses the middle of the property east to west; this would also impact the design of any potential residential development.

STAFF COMMENTS:

The Phased Land Use map in the *Comprehensive Plan* nearly mirrors the boundary between existing commercial uses to the south and the proposed R3 site. The plan map shows a commercial future for both sides of Frontage Road from its intersection with South Street to a point north, with a residential future beyond that on the north side of Frontage Road, which includes the site in question.

While this property would likely not be marketed as "student housing" given its distance from campus, the recently updated *Student Rental Report and Survey* does emphasize that multi-family "residential developments on the urban fringe" should be located "along a transit route" and preferably be "adjacent to a major commercial activity center." The report also encourages the growth of multi-family in Lafayette's downtown; however, this rezone location easily meets the first two criteria. The site is also within the newly expanded Consolidated Creasy/Central Economic Development Area TIF.

This request conforms with the *Comprehensive Plan*. It is adjacent to existing R3-zoned land to the west and there is a natural buffer provided by steep wooded ravines that separates this site from single-family homes in both Meadowbrook and Cedar Ridge Heights. For all of these reasons, staff can support this request.

STAFF RECOMMENDATION:

Approval